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0006

0016.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

878,400 / 878,400

USE VALUE:

878,400 / 878,400

ASSESSED:

878,400 / 878,400


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WALDO RD, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1: FAUST ANN MARIE ELIZABETH &

Owner 2: MACDONALD JOHN DOUGLAS

Owner 3:

Street 1: 16 WALDO RD UNIT 16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: IRWIN STEPHEN J & CATHRYN -

Owner 2: -

Street 1: 16 WALDO RD UNIT 16

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 2354 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8243																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	878,400			878,400		313234
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	878,400	0	.	.	878,400		Year end	12/23/2021
2021	102	FV	863,000	0	.	.	863,000		Year End Roll	12/10/2020
2020	102	FV	847,600	0	.	.	847,600	847,600	Year End Roll	12/18/2019
2019	102	FV	826,800	0	.	.	826,800	826,800	Year End Roll	1/3/2019
2018	102	FV	752,000	0	.	.	752,000	752,000	Year End Roll	12/20/2017
2017	102	FV	674,000	0	.	.	674,000	674,000	Year End Roll	1/3/2017
2016	102	FV	671,900	0	.	.	671,900	671,900	Year End	1/4/2016
2015	102	FV	513,200	0	.	.	513,200	513,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
IRWIN STEPHEN J	63841-360		6/30/2014		726,000	No	No			15877
LOMBARDI KEITH	56464-451		2/14/2011		574,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018										Measured	DGM	D Mann
9/24/2013										Info Fm Plan	BR	B Rossignol
1/27/2012										NEW CONDO	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good			GLA=2354 SFT.										
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1										
Color: TAN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: B - Good				CONDOS INFORMATION				Lvl 2										
Year Blt: 2010	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict: G13	Fact: .			Floor: M - Multi-Level				Totals				RMs: 6	BRs: 3	Baths: 2	HB: 1			
Const Mod:				% Own: 50.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	2.7 %			Exterior:	No Unit			RMS	BRS	FL				
Prim Int Wal	1 - Drywall			Functional:				Interior:	1			6	3	M				
Sec Int Wall:				Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:				Total:	2.7 %			Plumbing:										
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 250.00				Heating:										
Bsmnt Gar: 2				Size Adj.: 0.75488532				General:										
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals										
Insulation: 2 - Typical				Adj \$ / SQ: 188.702				1 6 3										
Int vs Ext: S				Other Features: 62324														
Heat Fuel: 2 - Gas				Grade Factor: 1.33														
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.34000003														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 902737														
% Com Wal	% Sprinkled			Depreciation: 24374														
				Depreciated Total: 878363														
MOBILE HOME				Make:				Serial #:				Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 026.A-0006-0016.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:				